



Garden House
West Bergholt, Essex

**DAVID
BURR**



Garden House, Queens Road, West Bergholt, Colchester, Essex, CO6

West Bergholt is a highly-regarded village on the north-western fringe of the City of Colchester, well known for its numerous playing fields and green open spaces surrounded by woodland. There is a popular primary school, post office, doctors' surgery, convenience stores, public houses and parish church. Colchester is about 3 miles distant and offers a comprehensive range of amenities, link road to the A12 and mainline commuter link to London Liverpool Street station.

A distinctively styled three double bedroom, detached property enjoying an attractive position on the much sought after Queens Road, ideally placed within the thriving north Essex village of West Bergholt. A practically arranged, well-presented individual period property of brick construction that has been subject to a comprehensive programme of improvement and enhancement by the current owners. The accommodation is via two distinctive ground floor reception rooms with notable retained features including UPVC framed casement window ranges, french doors, a brick fireplace with multi-fuel burning stove, oak surround and mantle over in addition to a dual aspect, open planned kitchen/breakfast room with oak island. Providing multiple external access points with further distinctive attributes including a ground floor study, cloakroom and a rear hall. Further benefits to the property include ample private parking via multiple access points, an unoverlooked, well-screened south facing garden to side and further useable space via a wrap around terrace to rear.

A characterful three-bedroom detached property enjoying an attractive setting on Queens Road, conveniently placed for the centre of the thriving north Essex village of West Bergholt. Offering accommodation arranged via two ground floor reception rooms and further benefitting from ample private parking via multiple access points, south facing side gardens and enclosed terrace to rear.

Oak door with stained glass panelling opening to:

SITTING ROOM: 19' 11" x 11' 0" (6.06m x 3.35m) Affording a dual aspect with UPVC framed casement window ranges to front, panel glazed french doors to side opening to the south facing gardens. Notable features and characteristics include a brick fireplace with tiled hearth, oak surround and mantle over with inset multi-fuel burning stove. Pine door to:

DINING ROOM: 12' 0" x 10' 7" (3.65m x 3.22m) A multi-purpose room ideally suited as a dining room with UPVC framed casement window range to rear, brick fireplace with tiled hearth and mantle over. Picture rail and pine door to:

INNER HALL: With staircase rising to first floor, half height tongue and groove panelling and further pine door to:

KITCHEN/BREAKFAST ROOM: 18' 6" x 10' 11" (5.63m x 3.32m) Benefitting from multiple access points via both the inner hall and sitting room and fitted with an extensive range of shaker style base and wall units with preparation surfaces over and tiling above. The kitchen units comprise a range of soft close cutlery drawers, base level shelving, fold out curved corner units and obscured glazed wall units. Single sink unit with mixer tap above, vegetable drainer to side and with space for two door Smeg oven with six ring hob over, dishwasher, washing machine/dryer and integrated waste/recycling units. An oak topped island provides an ideal purpose as a breakfast bar with further range of fitted

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base units with soft close cutlery drawers, deep fill pan drawers and space adjacent for an American style fridge/freezer. Tiled flooring throughout, door to understairs pantry store and further door to:

REAR HALL: 7' 2" x 3' 1" (2.20m x 0.95m) With checkerboard flooring, half height tongue and groove panelling and casement windows to front and side. Stained glass oak door opening to gated parking area and further folding door to:

CLOAKROOM: 4' 6" x 3' 3" (1.39m x 1.00m) Fitted with ceramic WC, wash hand basin with tiling above and also housing gas fired boiler.

STUDY (accessed via dining room): 9' 7" x 7' 1" (2.91m x 2.15m) Fitted with a range of shelving with panel glazed door to side.

First floor

LANDING: With hatch to loft, window to rear and pine door to:

BEDROOM 1: 12' 0" x 11' 0" (3.66m x 3.35m) Affording a dual south easterly aspect with casement window range to front and side affording elevated views across the gardens.

BEDROOM 2: 12' 0" x 10' 7" (3.65m x 3.22m) With casement window range to side and picture rail.

BEDROOM 3: 12' 0" x 10' 0" (3.65m x 3.05m) With casement window range to front, fitted units and floor to ceiling fitted wardrobe units with attached hanging rail.

SHOWER ROOM: Principally tiled and fitted with ceramic WC, twin wash hand basins within a fitted base level unit with mixer tap above and tiling above. Double width fully tiled walk-in shower with both mounted and handheld shower attachments, LED spotlights and obscured glass

casement window range to rear. Mounted heated towel radiator and door to linen store.

Outside

The property offers a surprisingly generous plot size with a concrete hard standing set to the front of the property providing space for approximately three vehicles in addition to twin hinge gates opening to a shingle area of parking providing space for further vehicles, if so required. Direct access is provided to an external timber store, area of raised decking providing a screened seating area with a hot tub. A walkway continues around the property opening into a principal area of gardens. A south facing lawn with established hedge line border with fence beyond, range of mature trees and providing an ideal seating and entertaining area with dense planting, timber framed external store to corner and convenient access to the parking area.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///cheek.diner.loads

LOCAL AUTHORITY: Colchester City Council, Town Hall, High Street, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** E.

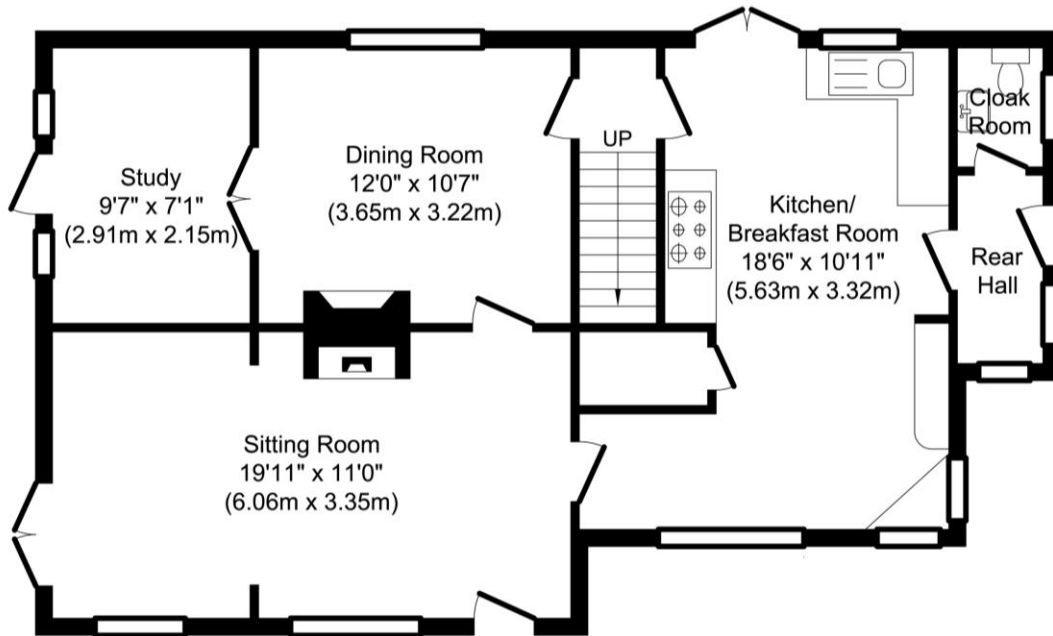
BROADBAND: Up to 80 Mbps (Source County Broadband).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

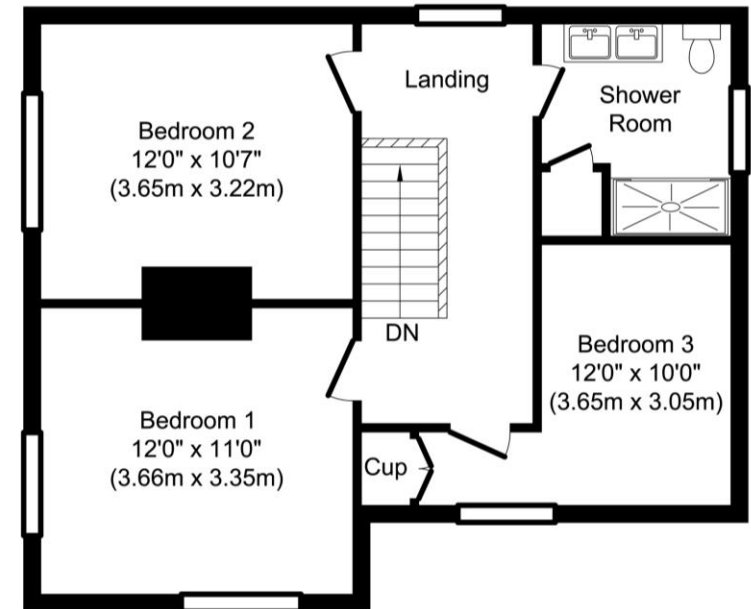
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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
746.58 sq. ft.
(69.36 sq. m)



First Floor
Approximate Floor Area
529.90 sq. ft.
(49.23 sq. m)

TOTAL APPROX. FLOOR AREA 1276.49 SQ.FT. (118.59 SQ.M.)

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